



**GRASSROOTS**  
REALTY GROUP

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1129 60 Street  
Edson, Alberta

MLS # A2260080



**\$359,000**

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,229 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	21-53-17-W5
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Walk-In Closet(s)		

**Inclusions:** Firepit, Storage Shed

Beautifully updated four-level split with over 2300sq ft of living space located in the family-friendly West Haven neighborhood, close to schools, parks, walking trails and the recreation center. This spacious home offers 4 bedrooms, 2 bathrooms, a bright living room, large kitchen with dining area and garden doors leading to a huge, covered deck perfect for year-round BBQs and entertaining. The cozy family room features a wall-mounted fireplace, while the upper level includes a renovated 4-piece bathroom, primary suite with walk-in closet and two additional bedrooms. The lower level offers a home office, storage and utility space. Enjoy the private backyard and detached double garage with 220 wiring. Upgrades include shingles on house (2020) and garage (2024), HW tank (2020), Furnace (2008), vinyl plank flooring throughout main and upper level, updated kitchen (new countertops & painted cupboards), new garden doors, large pantry added, and beautifully renovated main bathroom. A wonderful family home in a great neighborhood!